KAHULUI CANNERY, PLANT NO. 28, PUMP HOUSE
(California Packing Corporation)
(Maui Land & Pineapple Company Cannery)
120 Kane Street
Kahului
Maui County
Hawaii

HAER HI-79-C
HI-79-C

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FIELD RECORDS

HISTORIC AMERICAN ENGINEERING RECORD
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN ENGINEERING RECORD

KAHULUI CANNERY, PLANT NO. 28, PUMP HOUSE
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(Maui Land & Pineapple Company Cannery)

HAER No. HI-79-C

Location: 120 Kane Street
County of Maui, Hawaii
TMK 3-7-002: 001
USGS 7.5 minute series topographic map, Wailuku, HI, 1997.
The Universal Transverse Mercator (UTM) coordinates for this facility are:
04.762620.2311540.

Present Owner: Maui Land & Pineapple Company, Inc.

Present Occupant: Maui Land & Pineapple Company, Inc.

Present Use: Water well and pumping station for pineapple cannery.

Significance: The pump house is associated with the last operating pineapple cannery in Hawaii. The pineapple industry is significant as one of Hawaii's two great agricultural industries of the 20th century, along with sugar, and was a major factor in Hawaii's economic development. The cannery is also significant in the economic history of Maui County as a major factor in the development of Kahului.

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Date: October 2006

PART I. DESCRIPTION

The pump house is a single-story structure with a gable roof that has a rectangular foot print measuring about 20'-0" x 33'-0". The height to the eaves of the structure is about 10'-0" and to the ridge about 14'-10". The pump house has a metal frame and its sides and roof are covered with asbestos-cement panels. There is a wind-driven ventilator on the roof.

In the gable ends, the structure has openings about 3'-0" wide x 2'-8" high. The opening on the south end has fixed wood louvers and the opening on the north end has a jalousie window. In each of the side walls there are approximately 6'-0" wide x 6'-6" high openings filled with fixed wood louvers. On the west side there is wood-framed double door with three-panel leaves. Above this door is a wood-filled transom opening about 3'-0" high. At the upper edge of this opening is a cantilevered section of steel I-beam which protrudes outside the structure about 4'-0". The east side of the structure has a single wood-framed, three-panel door with no transom

opening. Also on the east side, a large diameter (approximately 1'-0") metal pipe protrudes out of the pump house at grade level and elbows 90° down into the ground about 1'-6" from the east wall.

The interior of the pump house is one room, with a steel I-beam frame supporting roof trusses. The walls and ceiling are the inner surface of the corrugated asbestos-cement panels that cover the structure. The floor is a concrete slab. At the south end of the structure is a well pit, lined with concrete hollow tile, and circled by a concrete curb and a metal pipe railing. The pit measures about 14'-0" x 14'-0" and is about 8'-0" deep. A metal ladder leads down into the pit. The well pit was not accessed for this report. An electric hoist rides on the steel I-beam that protrudes out of the west side of the building above the double doors. This I-beam spans the well pit and allows the hoist to move objects between the outside of the structure and the well pit.

PART II. HISTORICAL CONTEXT

For more historical information see historical narrative report; Kahului Cannery, Plant No. 28, HAER No. HI-79. See also: Kahului Cannery, Plant No. 28, Cannery Building and Dryer House/ Feed Storage Building, HAER HI-79-A, Kahului Cannery, Plant No. 28, Boiler House, Sheet Metal and Electrical Shops, HAER No. HI-79-B, and Kahului Cannery, Quonset Hut Grouping HAER No. HI-79-D.

When construction began on the Kahului cannery in late 1925, one of the first projects to be undertaken was the sinking of wells in an effort to secure a supply of water. In late December, as the site was being leveled and construction materials were arriving, three wells were being sunk on the property (*Maui News* December 30, 1925). Digging was occurring on all of the wells and at that time all were producing water that was "only slightly brackish at present" (Maui *News* December 30, 1925). The well at the pump house is the only well shown on a 1926 plan of the cannery. It is most likely that this well was the best-producing well of the three that were begun, and it was finished in order to supply the cannery with water, the other two being abandoned.

The original pump house was built before 1927 and is shown on early drawings near its present position. A 10" water line extended from the pump house eastward to the large water tank that was once a prominent feature of the cannery (Sanborn 1927). The original pump house was a wood-framed structure that was covered with iron siding (ML&P 1930). The structure had a square footprint measuring about 15'-0" on each side. It was built over a well that was equipped with an Allis-Chalmers electrical centrifugal pump that had a capacity of 1000 gallons per minute (Sanborn Map Co., 1927). Reaching approximately twenty-five feet below the structure was a tunnel (appearing on early drawings as being about 7'-0" in diameter) which extended west about 50' from the well (ML&P 1926). In addition to the well at the Pump House, water was also delivered to the cannery via 4" and 6" city water mains.

The fire protection system for the cannery utilized a wet pipe system that was designed by the Grinnell Company of San Francisco which was pressurized from the 100' tall, 100,000 gallon water tank that was once located between the office building and the cannery building. This water tank was demolished in the early 1950s (ML&P ca late 1940s). Direct pressure from the city water mains was also used to keep the wet pipe system charged. The fire protection

system used hydrants at various points around the cannery grounds and also the Grinnell-designed automatic sprinkler system inside the buildings (Sanborn 1927).

The fire protection system at the cannery was described as "most modern" in its ability to protect the buildings. This was due to the Grinnell system and the well that was operated by the cannery. "This well has a capacity of 40,000 gallons of water per hour. It is 12 feet square by about 25 feet deep and it is shortly to be increased so that the capacity will be 100,000 gallons per hour. It is topped by a huge tank, now a familiar sight from almost any section of East and Central Maui and a pump capable of delivering 50,000 gallons per hour keeps this 100,000 gallon tank well supplied thus ensuring water at a high pressure on any part of the cannery property" (Maui News, December 4, 1926, sec 7 p 4).

Between 1947 and 1957 (ML&P 1947 and ML&P 1957) the original wood-framed structure covered with corrugated iron was replaced with the present steel-framed structure that is covered with corrugated asbestos panels (County of Maui 1973). The pump house continues to provide water for the cannery from the well beneath the structure.

Today the well provides about 1.5 million gallons of water per day for the cannery to use in non-potable applications; clean-up operations, lubrication, cooling, and irrigation. Any water that is recovered after these operations is sent to HCS Sugar Co. for use in irrigating their seed cane. The water is pumped from the well up to the cannery by three pumps of 25, 60, and 100 horsepower which have pumping capacities of 700, 1000, and 1790 gallons per minute. The 25 and 60 hp pumps were manufactured by the Peerless Pump Company and the 100 hp pump was manufactured by the Ingersoll-Dresser Pump Company. These pumps were installed in the 1950s. The lower portion of the well pit is back filled with gravel and sand, and at its bottom are two culverts about 8' in diameter which extend westward. These culverts collect the water from a nearby underground spring and channel it to the well pit where it is pumped up for use (Kaha 2006).

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

All drawings are located in the archival records of Maui Land & Pineapple Company (ML&P) Company History.

Plat plan drawings by the California Packing Corporation are dated October 1926 (revised October 1928), and January 1930. Drawings titled " Factory & Ground General Plot Plan" are dated 1947 and 1957.

B. Early Views:

Documents, photographs, and drawings are located in the archival records of Maui Land & Pineapple Company (ML&P) Company History.

C. Bibliography:

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_____. Photograph ADJ:43-3/ MLP, ca. late 1940s.

_____. Plan "Factory & Ground General Plot Plan" May 13, 1957.

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_____. "Report Of Letting Cannery Contract Not Yet Confirmed." Maui News, December 9, 1925, p. 1.

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_____. "Site Of Cannery Near Kahului Is Now Busy Place." December 30, 1925, p. 1.

_____. "Huge New Industry Starts Operations Next Week." June 19, 1926, p. 1.

_____. "California Packing Corporations Cannery At Kahului Starts Its Active Operation Auspiciously." June 23, 1926, p. 1.

_____. "C.P.C. Cannery Is Most Modern In Territory" December 4, 1926, Sec. 7 p. 4.

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Maui Pineapple Company. Website, http://www.mauiland.com/mauipine accessed on January 17, 2006.

Moffat, Riley M. and Gary L. Fitzpatrick. *Surveying the Mahele*. Honolulu: Editions Limited, 1995.

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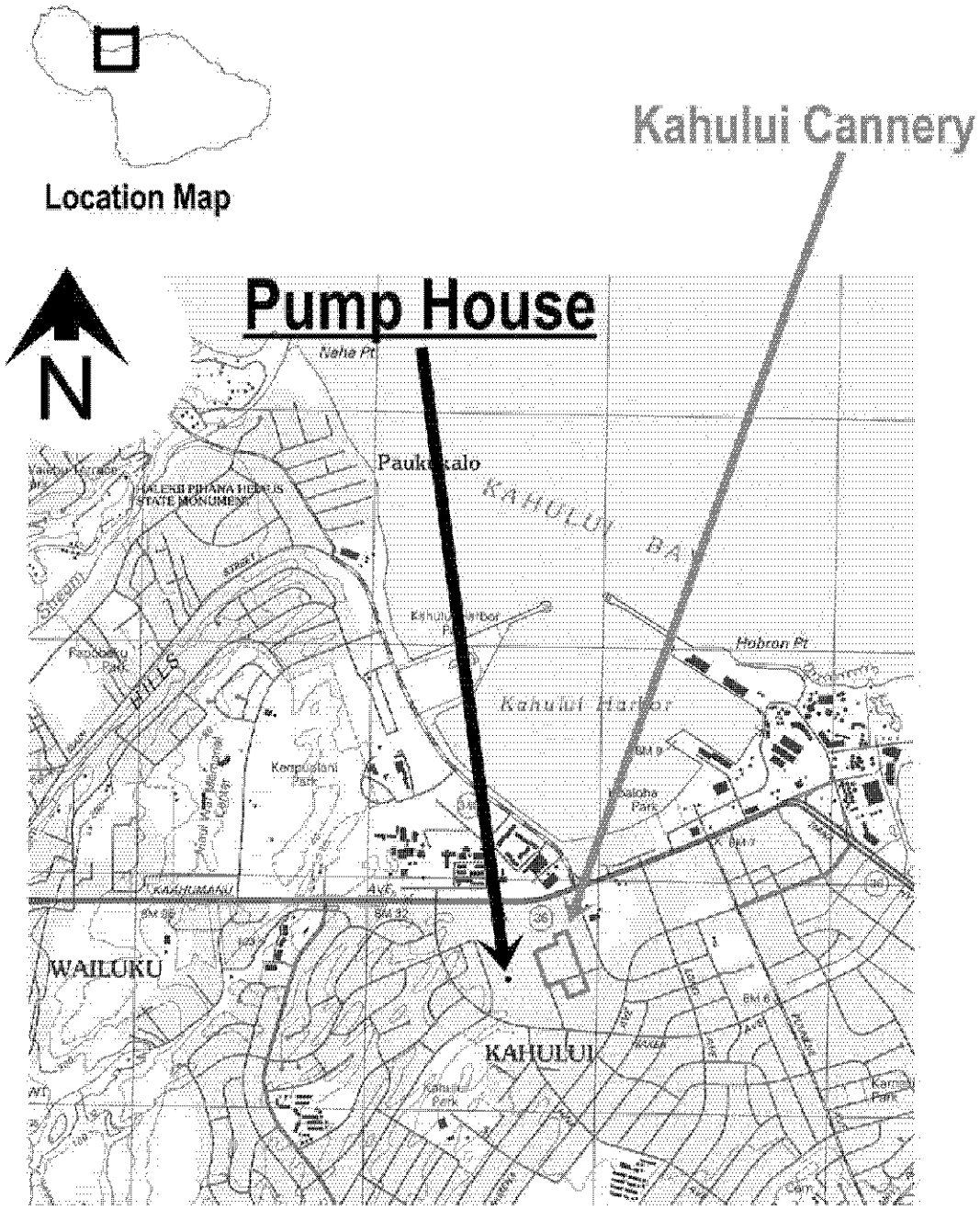
PART IV. PROJECT INFORMATION

Photo documentation and recordation of this facility was undertaken because Maui Land & Pineapple Company (ML&P) currently plans to demolish four buildings in whole or in part on the cannery complex as part of ML&P's MC2 ("Multi Client, Multi-Commodity Center") redevelopment plan. These include a 1,665 square foot portion of the historic cannery building, full demolition of a 6,400 square foot Engineering Office built in 1926 (but significantly altered and added to, and as such not eligible for the National Register of Historic Places, or worthy of HABS documentation), a 21,000 square foot Repair Shop built in 1999 (similarly not Eligible), and an 890 square foot Maintenance Shed built in the early 1970s (also not Eligible). It is possible that other unplanned development projects in the future could include the demolition of additional historic buildings in the cannery complex. The cannery site is located within the

County of Maui's Special Management Area (SMA). As part of the SMA permitting process, the County of Maui Department of Planning evaluates "impacts to the environment, historic and cultural resources, drainage and impervious surface cover, public views of the ocean, public access to beaches and shoreline, and the cumulative impacts of development" (County of Maui Department of Planning, 2005). Upon reviewing the proposed demolition, the Department of Planning issued the approval for the SMA. The Cultural Resources Commission, serving under the County of Maui Department of Planning, recommended that HABS documentation occur. Accordingly, this report and four others for the site were written to satisfy this requirement and serve as mitigation for the proposed demolition. (This project was not subject to Section 106 review.)

Location map. From USGS 7.5 minute series topographic map, Wailuku, HI, 1997. Reduced , not to scale.



Portion of 1927 Sanborn Fire Insurance map showing the Pump House (added enlarged section detailing the Pump House). North is to the left of the drawing (Sanborn 1927).